



# City of Cleveland

Frank G. Jackson, Mayor

City Planning Commission

**cpc**

Cleveland City Hall

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# Planning Commission Agenda

Friday, December 6, 2019

**DRAFT**

Room 514, Cleveland City Hall, 9:00am

## OLD BUSINESS

### RATIFICATION OF PREVIOUS CITY PLANNING COMMISSION DECISIONS

1. Ratification of City Planning Commission Decisions at Meeting of March 2, 2018
2. Ratification of City Planning Commission Decisions at Meeting of April 20, 2018
3. Ratification of City Planning Commission Decisions at Meeting of January 4, 2019
4. Ratification of City Planning Commission Decisions at Meeting of November 15, 2019

## NEW BUSINESS

### LOT CONSOLIDATIONS/SPLITS

1. For PPNs# 007-06-093 & -092  
Project Addresses: 2154 & 2158 West 38<sup>th</sup> Street  
Project Representative: Kent Marks, Marks Building Co.
2. Colfax Cluster #1 (Sites 1-8): PPNs# 124-25-011 & -012; 124-26-008  
Project Addresses: 6925, 6929, & 6933 Colfax Road  
Project Representative: Victoria Neenan, Burton, Bell, Carr Development
3. Colfax Cluster #2 (Sites 9-11; 32-36): PPNs# 124-26-064, -062, -023, -066, -024 ,& -025; 124-27-001  
Project Addresses: 7115, 7110, 7114, 7118, & 7120 Colfax Road  
Project Representative: Victoria Neenan, Burton, Bell, Carr Development
4. Colfax Cluster #3 (Sites 13-15): PPNs# 124-30-082, -083, & -084  
Project Addresses: 7515, 7601, 7605 Colfax Road  
Project Representative: Victoria Neenan, Burton, Bell, Carr Development



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5. Colfax Cluster #4 (Site 23): PPN# 124-30-094  
Project Addresses: 7810 Colfax Road  
Project Representatives: Victoria Neenan, Burton, Bell, Carr Development
6. For PPNs# 004-03-109 & -148  
Project Address: 2264 West 19<sup>th</sup> Street  
Project Representative: Michael Horton, Horton Harper Architects
7. For PPNs# 007-10-072 & -073  
Project Addresses: 2614 & 2700 Monroe Avenue  
Project Representative: Dan Dureiko, Dureiko Construction
8. For PPN# 115-21-066  
Project Addresses: 765-771 East 154<sup>th</sup> Street  
Project Representative: Sammie Bunkley, Freedom Christian Assembly

### **TOWNHOUSE DEVELOPMENT IN A TWO-FAMILY DISTRICT**

1. For PPNs# 002-35-116 & -117  
Project Address: 4705 Bridge Avenue  
Project Representative: Gillian Hall, Knez Homes  
**Note: this project was Approved with Conditions by the Planning Commission on August 16<sup>th</sup>, 2019, and subsequently remanded to the Planning Commission by a Board of Zoning Appeals decision of November 11, 2019.**
2. For PPN# 129-01-001  
Project Address: 11203 Stokes Boulevard  
Project Representative: Chris Kaczmar, representing North Park Place Partners  
**Note: this project was Approved with Conditions on May 17, 2019. Proposed site plan has changed significantly since that meeting.**



## CONDITIONAL USE PERMIT IN A PEDESTRIAN RETAIL OVERLAY DISTRICT

1. For PPNs# 114-24-053, -052, & -051

Address: 963 East 185<sup>th</sup> Street

Per Section 343.23 (d)(4) - Church or Place or Worship is defined as Institutional Use

Per Section 343.23 (e)(2):

- A. Off-Street Parking or Loading Area
- B. Driveway Across a Public Sidewalk
- C. Institutional Use
- F. Building with an Interior Side Yard more than four (4) feet in width

Presenter: Shannan Leonard, Staff Planner

## MANDATORY REFERRALS

1. Ordinance No. 1501-2019(Ward 6/Councilmember Griffin): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by First Interstate Properties, Ltd., or its designee, located at 12201 Larchmere Boulevard for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.
2. Ordinance No. xxx-2019(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by Harbor Bay Real Estate Advisors, or its designee, located at the corner of West 25th Street and Lorain Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.
3. Ordinance No. xxx-2019(Ward 3/Councilmember McCormack): Authorizing the Mayor and the Commissioner of Purchases and Supplies to acquire and re-convey properties presently owned by The Dalad Group, or its designee, located at 2048 Fulton Avenue for the purpose of entering into the chain-of-title prior to the adoption of tax increment financing legislation authorized under Section 5709.41 of the Revised Code.



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## ADMINISTRATIVE APPROVALS

1. Ordinance No. 1426-2019(Ward 3/Councilmember McCormack): Giving consent of the City of Cleveland to the Director of Transportation of the State of Ohio to construct pedestrian enhancements known as Main Avenue Connector; to apply for and accept any gifts or grants from any public or private entity; authorizing the Director of Capital Projects to enter into any relative agreements; authorize the Division of Purchasing and Supplies to acquire and accept land necessary for the improvement; and causing payment of the City's share to the State for the cost of the improvement.
2. Ordinance No. 1429-2019(Ward 10/Councilmember Hairston): Authorizing the Director of Community Development to enter into one or more grant agreements with Collinwood and Nottingham Villages Development Corporation dba Greater Collinwood Development Corporation, the Near West Side Multi-Service Corporation, and Mental Health Services for Homeless Persons, Inc. dba Frontline Service, or their designees, to make repairs to City-owned facilities.
3. Ordinance No. 1430-2019(Ward 6/Councilmember Griffin; Ward 15/Councilmember Zone): Determining the method of making the public improvement of repairing and improving the Baldwin, Crown, Morgan and Nottingham Plants; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the Improvement.
4. Ordinance No. 1439-2019(Ward 6/Councilmember Griffin): Authorizing the Director of Community Development and the Commissioner of Purchases and Supplies to enter into one or more agreements with The Inspirion Group, Ltd, or its designee, providing for the exchange of real properties necessary for the development of a mixed-use project at East 90<sup>th</sup> Street and Chester Avenue.
5. Ordinance No. 1441-2019(Ward 7/Councilmember B. Jones): Authorizing the Commissioner of Purchases and Supplies to see City-owned property no longer needed for public use located on Wade Park, East 89<sup>th</sup> Street, and Crawford Road to Kenmore Commons Limited Partnership, Ltd., or its designee, for purposes of redeveloping Kenmore Commons.



6. Ordinance No. 1442-2019(Highland Hills, Ohio): Authorizing the Director of Capital Projects or the Director of Public Works, as appropriate, to enter into an agreement with Time Equities, Inc. to allow and accept improvements to the detention basin located in Cleveland Memorial Gardens, as a gift to the City.
7. Ordinance No. 1445-2019(Citywide; Introduced by Councilmembers Keane and Kelly by departmental request): Authorizing the Director of Public Utilities to employ one or more professional consultants to assess portions of the cathodic protection system, to design improvements to the entire cathodic protection system and oversee construction and installation of the improvements; determining the method of making the public improvement of constructing recommended improvements; authorizing the director to enter into one or more public improvement contracts or public improvement by requirement contracts.
8. Ordinance No. 1446-2019(Ward 5/Councilmember Cleveland): Determining the method of making the public improvement of constructing a new Cleveland Police Division headquarters and related parking lot, storage facility, ordnance range and other similar types of structures; authorizing the Directors of Capital Projects or Public Safety to enter into one or more public improvement contracts to construct the improvement, to employ one or more professional consultants necessary for design and for related services to implement the improvement; authorizing the Directors of Capital Projects, Public Safety, Public Works, or Economic Development, as appropriate, to apply for and accept any gifts or grants from any public or private entity, to enter into one or more agreements to implement the improvement; authorizing various written standard purchase and requirement contracts; and authorizing the Commissioner of Purchases and Supplies or the Director of Economic Development, as appropriate, to acquire or transfer rights or interests in real property.
9. Ordinance No. 1447-2019(Citywide; Introduced by Councilmembers Keane and Kelley by departmental request): Determining the method of making the public improvement of maintaining and improving the interior and exterior of various buildings and sites, including but not limited to, roofs and related building and site systems; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; authorizing the Director to employ one or more professional consultants necessary to design the improvement; and authorizing the Director to apply for and accept any grants, including but not limited to, grants from the Northeast Ohio Regional Sewer District for Community Cost-Share Program funding, for a period of two years.



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10. Ordinance No. 1448-2019(Suburbs of Cleveland): Determining the method of making the public improvement of performing the Suburban Water Main Renewal Program, years 2020 through 2024, including replacing or rehabilitating water mains and their related apparatus in various suburban communities; and authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement.
11. Ordinance No. 1498-2019(Ward 6/Councilmember Griffin): Determining the method of making the public improvement of repairing and improving the Baldwin Treatment Plant Sedimentation Basin's structures and related appurtenances, including site draining; authorizing the Director of Public Utilities to enter into one or more public improvement contracts to construct the improvement; and authorizing the director to employ one or more professional consultants necessary to design the Improvement.
12. Ordinance No. 1523-2019(Ward 17/Councilmember Slife): Authorizing the Director of Capital Projects to issue a permit to Michael A. Biro and Rebecca T. Liskay to encroach into the public right-of-way of Lynn Court by installing, using, and maintaining a concrete patio and landscaping.
13. Ordinance No. 1525-2019(Citywide; Introduced by Councilmembers Johnson, Brancatelli, and Kelley by departmental request): Authorizing the Director of Capital Projects to employ one or more professional consultants to provide strategic services relating to the planning and execution of the off-highway and bicycle motocross park project, and other related services; and authorizing the director to apply for and accept gifts and/or grants from any public or private entity to implement the project.
14. Ordinance No. 1532-2019(Ward 3/Councilmember McCormack): Authorizing the Director of the Mayor's Office of Capital Projects to enter into a maintenance, inspection, and repair agreement with, and to issue an encroachment permit to, Quintus Landlord LLC and May Garage Property LLC jointly to encroach into the public right-of-way of Ontario Street with an overhead bridge and two precast connecting portals.

## EAST DESIGN REVIEW

1. EAST2019-031 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 3127 East 93<sup>rd</sup> Street  
Project Representative: Woo Jun, City of Cleveland



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2. EAST2019-034 - Proposed Demolition of a 2-Story Industrial-Use Building: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2517 East 79<sup>th</sup> Street  
Project Representative: Woo Jun, City of Cleveland
3. EAST2019-035 - Proposed Demolition of a 2-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2961 East 79<sup>th</sup> Street  
Project Representative: Woo Jun, City of Cleveland
4. EAST2019-037 - Proposed Demolition of a 2-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2963 East 79<sup>th</sup> Street  
Project Representative: Woo Jun, City of Cleveland
5. EAST2019-038 - Proposed Demolition of a 2 ½-Story Residential Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 2576 East 84<sup>th</sup> Street  
Project Representative: Woo Jun, City of Cleveland
6. EAST2019-041 - Proposed Demolition of a 2-Story 10-unit Row House Structure: Seeking Final Approval per §341.08 of the Cleveland Codified Ordinances  
Project Address: 3231 East 93<sup>rd</sup> Street  
Project Representative: Woo Jun, City of Cleveland

## NEAR WEST DESIGN REVIEW

1. NW2019-037 - Metro North Apartment Building New Construction: Seeking Schematic Design Approval  
Project Location: West 25<sup>th</sup> Street between Woodbridge and Trowbridge Avenues  
Project Representative: Scott Skinner, NRP Group



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## NORTHEAST DESIGN REVIEW

1. NE2019-040 - Hough Paradigm Apartment Building New Construction: Seeking Schematic Design Approval

Project Location: Wade Park Avenue and East 61<sup>st</sup> Street

Project Representative: Dan Bickerstaff, Ubiquitous Design

**Note: this project received Conceptual Approval on November 1, 2019**

## SPECIAL PRESENTATIONS

1. Carnegie Avenue TLCI Plan

Presenter: Chris Bongorno, Nelson Nygaard

## SPECIAL PRESENTATIONS - Public Art

1. MidTown Utility Box Wraps: Phase III

Presenter: Samira Malone, MidTown Cleveland

## DIRECTOR'S REPORT